

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, May 12, 2014
City Hall, Room 210
4:00 p.m.

MEMBERS PRESENT: Chairperson Roger Retzlaff, Vice Chairperson Jacqueline Frank, Ald. Mark Steuer, Dave Boyce, Jeanine Mead

MEMBERS ABSENT: Susan Ley, Chris Naumann

ALSO PRESENT: Jim O'Rourke

The meeting was called to order by Roger Retzlaff at 4:00 p.m.

1. APPROVAL OF MINUTES AND AGENDA

- a. Approve April 14, 2014 Minutes

Motion made by Ald. Steuer to approve the April 14, 2014 Minutes, seconded by Jeanine Mead. All in favor. Motion carried.

- b. Modify and adopt agenda

Per last month's request, Jeanne Mead stated she was able to find old photographs of the Daily Planet which she will show the Commission.

Ald. Steuer stated he met with the new Planning Director, Kim Flom, and discussed historic preservation matters.

Roger stated the letter from Bill Meindl will be discussed.

Motion made by Ald. Steuer to approve the agenda, seconded by Jeanine Mead. All in favor. Motion carried.

2. DESIGN REVIEWS

- a. Review and discuss renovations at 806 S. Quincy Street

Bryan Lipke, property owner, is present at the meeting. This home was built in 1888. Bryan will be having some windows replaced and is here before the Commission to find out what type of windows can be used. The previous owner replaced the upstairs windows with Pella aluminum clad wood windows and Bryan would prefer to use the same

brand. It is cheaper to use vinyl instead of wood and he could use the difference in cost to paint and do other projects.

A unique feature of the house is that the trim upstairs is unpainted and the trim downstairs is painted. If the Commission is only concerned with the exterior, the interior wouldn't make any difference if it was wood because it's painted. Since vinyl is not as strong as wood, vinyl sash members would be wider. No styling changes would be made to the windows.

Because there was a leak behind a wall in the bathroom, Bryan is gutting it and having it redone. An exhaust vent may be installed.

Roger stated that for historic tax credit purposes, Bryan needs to maintain the same type of windows the house had originally. Bryan is making no changes to the exterior windows' appearance.

Motion made by Jacqueline Frank to approve the renovations at 806 S. Quincy Street, seconded by Ald. Steuer. All in favor. Motion carried.

b. Review and discuss renovations at 125 S. Jefferson Street

Erich Kulibert, architect, appeared at the meeting. Erich stated the front stairs will be redone and moved back to the original location. Decades ago, when the road was lowered, steps had to be added. The steps will now go back to the original setback. They will be insulated underneath to prevent current moisture problems in the vestibule. This will also preserve the interior of the building.

During the winter months, there is ice and water build up on the roof. Icicles commonly form over the accessible entrance. The owner has had a temporary plywood shelter built over the entrance, but wants to construct a permanent solution. The new canopy will match the covered walkway design built in recent years on the east side of the building.

Fencing will be added in the front yards which will match the fencing around the parking lot in back. At the lot corner, it will cut across at 45 degrees to mirror the design at the parking lot. The historic marker will be relocated and lighted. Additional concrete "plaza" paving will also be added in the front yard to provide a gathering space.

The stone slab removed for the entrance stair renovation will be used as a new sign for the building. It will be stood up on edge and have letters applied to the face.

Roger's concern is with the column replacements by the canopy, which do not seem to have a classical expression. It would make more sense for the columns to be on the corners. The commission members had difficulty understanding how the accessible entrance canopy would look. The submitted drawings were too technical to render a clear depiction of the work.

Motion made by Ald. Steuer to open the floor for comments, seconded by D. Boyce. All in favor. Motion carried.

Jim O'Rourke, 2339 Oakwood Avenue, is present at the meeting. Jim belongs to several historical societies. He is very impressed with the respect this Committee shows property owners. They do not push them to do anything, but just advise.

Jim reported that the state has just approved a special tax break which makes it easier to go through the process. The age and type of this building may qualify for additional tax breaks..

Mr. Kulibert stated he is familiar with the process. However, the owner prefers to move forward now.

Motion made by Ald. Steuer to return to original business, seconded by Jacqueline Frank. All in favor. Motion carried.

Erich stated they will also be replacing windows at the ground floor in the marshal's offices. They need to be high security type. They are currently wood and will be replaced with aluminum to match the current profile.

Discussion: Ald. Steuer stated he would like to see more efforts made in obtaining the tax credit. Jacqueline Frank is concerned about the placement of the columns and the window profiles. There is not a clear idea on these and she would like to see additional options which would be closer to the historic look.

A recap of the projects is as follows:

- Renovate the entrance stairs, bringing it back to what the original stairs were (with new handrails and guardrails)
- Provide an accessible entrance canopy
- Exterior paving and fence
- Window replacement
- Move historic sign

Motion made by Ald. Steuer to postpone a decision for approximately two weeks pending additional documentation, seconded by Jeanine Mead. All in favor. Motion carried.

3. REPORTS

Ald. Steuer met with Kim Flom, the new Planning Director. Because she has an historic preservation background, she is very interested in this Committee and would like to meet with them to discuss strategies. Her suggestion is for them to start out small by first designating some potential historic districts or significant buildings and then work from there.

4. CORRESPONDENCE

The HPC received a letter from Bill Meindl dated April 17, 2014. Roger asked if anyone had specific comments.

Jeanine Mead feels one positive thing from the letter is that it highlights some of the issues the Commission has dealt with for a long time. Much of this is due to lack of manpower and the mindset of some people in the city government. Jeanine feels the HPC has been trying its best, but without cooperation from others, it's difficult to get anything accomplished.

Roger stated it would be helpful if everyone on the HPC took one aspect of what they'd like to do and work on it. It would be discussed at their meeting and then presented to the Mayor and City Council. Jeanine Mead pointed out that each member has other employment and responsibilities, and because the HPC does not have all the necessary resources, it becomes difficult. A person really needs to devote 100 percent of their time. They need a full time advocate to help out. Jacqueline is looking forward to working with the new Planning Director. D. Boyce suggested creating a pie chart dividing the projects up. This would also help with accountability.

5. CONTINUING BUSINESS

a. 2014 Awards Nominations and next steps

Roger indicated one of the nominated awards actually received an award last year. He asked if there were any other recommendations.

Motion made by Jeanine Mead to remove the House of Homebrew from the list of historic preservation awards and keeping Jefferson Court and the Economic Development Department, seconded by Jacqueline Frank. All in favor. Motion carried.

6. NEW BUSINESS

a. Review April building activity report

A motion to receive and place on file the March building report was made by D. Boyce, seconded by Jacqueline Frank. All in favor. Motion carried.

b. City raze and repair and demolitions

Roger stated he has not received any notices.

7. OTHER ANNOUNCEMENTS, CORRESPONDENCE AND NEWS

Jeanine Mead found some pictures of the old Daily Planet at the Neville Museum and shared them with the Commission. Jim O'Rourke stated that the owner of the old Oliver's Hamburger Stand in one photo is still alive and is about 104 years old.

8. NEXT MEETING DATE

The next meeting date of June 9, 2014 at 4:00 p.m. was confirmed.

9. ADJOURNMENT

A motion to adjourn was made by Jacqueline Frank, seconded by D. Boyce. All members voted in favor of the motion. Motion carried.